



MEMORANDUM

TO: Planning Commission

FROM: Woodrow Muhammad AICP, Planning & Zoning Director

SUBJECT: **SS-15-15 SUBDIVISION OF TRACT 3 OF THE FORMER W. L. DOUGHERTY PROPERTY**

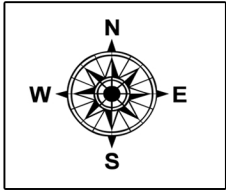
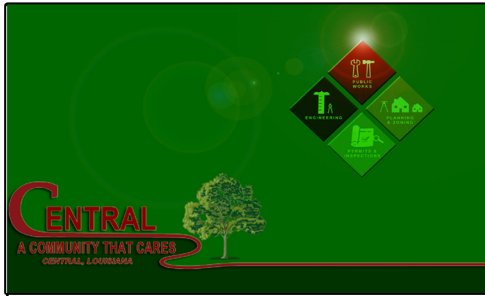
LOCATION This property is located on the west side of Brown Road south of the Vail Avenue intersection in Section 27, T5S, R1E, GLD, EBR, LA.

MASTERPLAN LAND USE	Rural/Agriculture, Restricted Greenspace, & Conservation Areas
PRESENT ZONING	Rural/Agricultural
LOT ID NUMBER	241220075
ENGINEER/APPLICANT	Curtis Chaney, Louisiana Land Surveying

STAFF COMMENTS

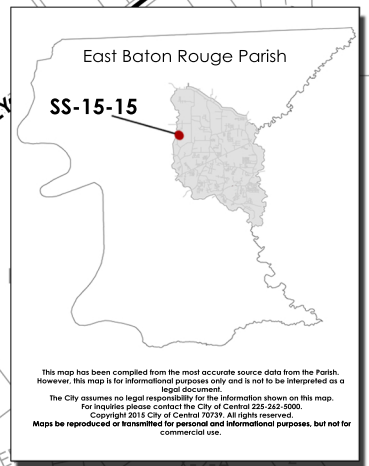
1. **Size** of subject property is approximately 22.11 acres.
2. **Background** The applicant is requesting to subdivide one tract into three for single family residential land use.
3. **Access** Public and Private. The applicant has designed proposed tracts as non-building sites until the private servitudes of access are constructed.
4. **Master Plan Statement** The subject property is designated as Rural/Agriculture, Conservation Areas and Restricted Greenspace land uses on the 2010 City of Central Master Plan. The proposed use is consistent with the Master Plan.
5. **Planning Commission Staff Recommendation** Staff recommends to approve the subdivision with the following stipulations:
 - a. The proposed tracts shall be labeled as non-building sites until the private servitudes of access are constructed.
 - b. Compliance with the review comments relative to the private servitude of access (**See Attachment A**).
 - c. No additional driveways outside of the private servitudes of access.
6. Scheduled for Planning Commission Meeting on **August 27, 2015**.



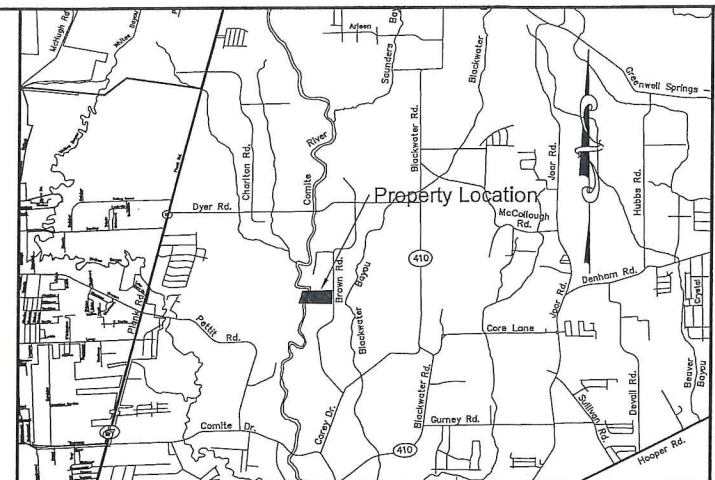


SS-15-15

TRACT 3



This map has been compiled from the most accurate source data from the Parish. However, this map is for informational purposes only and is not to be interpreted as a legal document.
The City assumes no legal responsibility for the information shown on this map. For inquiries please contact the City of Central 225-282-5000.
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MAP SHOWING RE-SUBDIVISION
OF
TRACT 3
W.L. DOUGHERTY PROPERTY
INTO
TRACTS 3-A, 3-B, & 3-C
IN SECTION 27, T-5-S, R-1-E, GREENSBURG
DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA
FOR
CHRIS CORKERN

The seal is circular with a decorative, serrated outer border. Inside the border, the words "STATE OF LOUISIANA" are written in an arc at the top. In the center is a crest featuring a pelican feeding its young in a nest. Below the crest, the text "CURTIS M. CHANEY" is written in a bold, sans-serif font. Underneath that, "REG. No. 4829" is written in a similar font. Below the registration number, the word "REGISTERED" is written in a larger, bold, sans-serif font. At the bottom, the words "LAND SURVEYOR" are written in an arc. Two five-pointed stars are positioned on the left and right sides of the seal, flanking the central crest.

LLS **LOUISIANA LAND SURVEYING, INC.**
17732 Highland Road • Suite G-128
Baton Rouge • Louisiana • 70810
Phone 753-5263(LAND) • Fax 752-5418

REV. 8-13-15

Matt Zyjewski - CoC

From: Matt Zyjewski - CoC
Sent: Wednesday, August 05, 2015 2:47 PM
To: 'Curtis Chaney'
Cc: Woodrow Muhammad - COC
Subject: SS-15-15 Review Comments
Attachments: 20150805144639625.pdf

Our comments are as follows:

1. Correct setbacks, 35' front, 25' side, 35' rear. Show on each property.
2. Adjust line types to make legible. Show legend.
3. Show dimension/bearing of property lines as shown on attached map.
4. Put note on plat that there are no existing structures.
5. Correct to Master Plan Statement to read "2010 Master Plan: Rural/Agriculture, Conservation Areas, Restricted Greenspace"
6. Add standard fill note.
7. The first 30 feet of the private servitude of access must be constructed of six (6) inches of concrete or asphalt at least twenty (20) feet wide within the thirty (30) foot wide servitude of access (DC 13.6.J.4). Please show this on the map.
8. The private servitude of access must be improved to the DC standards as a minimum prior to approval of the map. A 30' servitude of passage is required, with a 20' road within the servitude which may be constructed of gravel, crushed limestone, or equivalent four (4) inches thick as approved by the Department of Public Works. **Show cross section of private servitude of access. (DC 13.6 I)**
9. Construction plans may be required by DPW.
10. The above construction requirements must be constructed and inspected by the Planning Commission staff prior to approval/signature of the map. (DC 13.6.J). Contact the Planning Commission office for inspection of the private servitude of access after completion. If the servitude meets the above requirements, the map will be recommended for approval.
11. Add Case Number, SS-15-15, to plat.
12. Remove David Barrow and replace with "Mayor or His Designee" for the signature block.
13. New addresses will be assigned and must be placed on plat prior to signature.
14. Please be advised that a disturbance permit shall be required prior to:
 - (a) Any disturbance by means of mechanized equipment;
 - (b) Tree removal by means of mechanized equipment;
 - (c) The delivery to or removal from the location of soil, sand, tree materials, or fill material in excess of 12 cubic yards;
 - (d) Demolition of a structure or trailer by means of heavy equipment; and
 - (e) The excavation, placement, or grading of soil, sand, demolished structural components, or other material by means of mechanized equipment.

Please make corrections before August 13, 2015 and email a pdf of the revised plat. Upon our review of the revisions, you will need to provide two 11x17 copies.

Sincerely,



Matt Zyjewski
 Assistant Planning & Zoning Manager

A TLENNHATTA

City of Central Municipal Services
6703 Sullivan Road
Central, Louisiana 70739
Tel (225) 262-5000
Fax (225) 262-5001

PUBLIC HEARING

CITY OF CENTRAL

PLANNING AND ZONING COMMISSION

Date: 8-27-2015 Time: 6pm

Location: Kirtlandwood 14025 Greenwell Springs Rd.

Case Number: 55-15-15

☐ REQUEST TO REZONE

FROM:

TO:

☒ OTHER REQUEST

Subdivision of One (1) Tract into Two (2)

Tracts of Private Subdivided of Acres

For More Information Contact

City of Central 202-5000

Phone Fax www.central-la.gov

08/06/2015